



## DEVELOPMENT COMMITTEE

Report of the Corporate Director of  
Housing and Regeneration

2<sup>nd</sup> October 2023

Classification: Unrestricted

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### Application for Planning Permission 1

<b>Reference</b>	PA/23/00719
<b>Site</b>	Rich Mix, 35-47 Bethnal Green Road, London, E1 6LA
<b>Ward</b>	Weavers
<b>Proposal</b>	Provision of a new pedestrian entrance to the Rich Mix from Redchurch Street, with construction of a new single-storey entrance pavilion in the rear yard, provision of outdoor seating, parking bays and relocation of existing plant.
<b>Summary Recommendation</b>	Grant planning permission with conditions and planning obligations.

### Application for Planning Permission 2

<b>Reference</b>	PA/23/00720
<b>Site</b>	Rich Mix, 35-47 Bethnal Green Road, London, E1 6LA
<b>Ward</b>	Weavers
<b>Proposal</b>	Material Amendment sought to vary Condition No.7 (servicing and loading area), Condition No. 9 (access doors) and No. 10 (deliveries) to planning permission (Ref: PA/02/00876) granted 25/03/2004 for “Refurbishment of existing building to provide an arts centre (for the improvement of inter-cultural understanding) including provision of music, IT education, performing and visual arts, a new 3 screen cinema together with the erection of a rear five storey building and roof level enclosures”.
<b>Summary Recommendation</b>	Grant planning permission with conditions

<b>Applicant</b>	Rich Mix
<b>Architect / Agent</b>	The Planning Lab
<b>Case Officer</b>	Adam Hussain
<b>Key dates (both applications)</b>	<ul style="list-style-type: none"><li>- Applications registered as valid on 6<sup>th</sup> April 2023</li><li>- Public consultation finished on 22<sup>nd</sup> August 2023</li><li>- Development Committee on 4<sup>th</sup> September 2023</li><li>- Member Site Visit on 19<sup>th</sup> September 2023</li></ul>

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## 1. BACKGROUND

- 1.1 These two applications were considered by the Development Committee on 4<sup>th</sup> September 2023. A copy of the original report is appended.
- 1.2 As set out in the Minutes of the meeting, the Committee requested a site visit so that members could better understand the physical context of the proposals.
- 1.3 The site visit took place on Tuesday 19<sup>th</sup> September 2023.

## 2. ADDITIONAL INFORMATION

2.1 The applicants have submitted some additional information following the Committee meeting. This includes information on the existing and projected number of visitors at the venue.

2.2 In 2022 to 2023 there were 76,886 visitors to the Rich Mix. This averages out to 1,478 visitors a week. The applicants hope to increase visitors to the numbers they had before the global pandemic. Before the pandemic there were approximately 170,000 visitors a year. This averages out to approximately 3,269 visitors a week.

2.3 The applicants have produced the information below to provide a guide of how many visitors may be expected from the two entrances each day. This information is a guide only because this cannot be predicted and is subject to change. This information is based on the following factors:

- The Rich Mix's experience of operating the venue.
- That the main entrance will remain on Bethnal Green Road, open during all opening times.
- That the Redchurch Street entrance will close at 9pm every day.
- Ticketed audiences will be directed via email, web, e-ticketing, security and signage to arrive from the Bethnal Green Road entrance.
- The main transport links are from Bethnal Green Road.
- General footfall of Bethnal Green Road vs Redchurch Street.

2.4

	Current*	Proposed**	
	Bethnal Green Road	Bethnal Green Road	Redchurch Street
Monday – Friday daytime	30 per day	80 per day	40 per day
Sunday – Thursday evenings	35 per day	80 per day	40 per day
Saturday and Sunday daytime	40 per day	140 per day	70 per day
Friday and Saturday evenings	540 per day	750 per day	100 per day

Fig. 1

Visitors arrival

*Footfall equates to live audiences, cinema audiences, workshop participants, café customers, residents and team.*

*\*Current total footfall (22-23 figures) – 76,886, approx 1,478 per week.*

*\*\*Proposed total footfall (pre-pandemic figures) - 170,000, approx 3,269 per week.*

*Daytime = 8.30am – 5pm.*

2.5 This information is a projection of the arrivals to the Rich Mix. It is expected that most people arriving in the daytime would leave the same way. Then almost everyone

arriving in the evening would leave after the Redchurch Street entrance is closed, so would leave via the Bethnal Green Road entrance.

2.6 This additional information indicates that the majority of visits will be from the Bethnal Green Road entrance. The significant bulk of the visits are on Friday and Saturday evenings and relate to the live music events next to the Bethnal Green Road entrance. As referenced above, these events generally finish in the late evening after 9pm. Therefore, visitors will only leave from the Bethnal Green Road entrance. (The Redchurch Street entrance will be closed).

2.6 As per the original report, the proposed Noise Management Plan will be secured by condition. This sets out the approach of how the venue will be managed to minimise noise impact from the operation of the Rich Mix. This document has been updated to include the following:

- For ticketed events audiences will be directed via email, web, e-ticketing, security and signage to arrive from Bethnal Green Road.
- Smokers will be directed to the Bethnal Green Road entrance.
- Users of the outside seating area will need to be using a seat. This is not an area for customers who don't have a seat (standing).
- Queuing will be on the Bethnal Green Road entrance. Queues are not expected, but also won't be allowed at the Redchurch Street entrance. If a queue begins to form at the Redchurch Street entrance visitors will be stewarded inside.

### **3. RECOMMENDATION**

3.1 There is no change to the officer recommendation to GRANT planning permission subject to the conditions and legal agreement as set out in the original report.

## **APPENDIX 1**

### **ORIGINAL COMMITTEE REPORT AND UPDATE REPORT**